

\$2,998,000 - 1375 Sacramento Street, San Francisco

MLS® #425043560

\$2,998,000

11 Bedroom, 0.00 Bathroom, 5,194 sqft

Residential Income on 0.04 Acres

Nob Hill, San Francisco, CA

1375 Sacramento Street is an exceptional multi-family investment opportunity that has been cared for well beyond the common standard. Units are renovated and systems are newer. It should be as close as a 101 year old building can get to turnkey ownership. Efforts have been made to make the units green/eliminate fossil fuel consumption including the installation of heat pumps in three units and NVEM 2 application in process for the new owners to take over. There is potential to add an 8th unit. Previously approved plans are available to the new buyers (permit now expired). Architectural features of the Edwardian style remain intact throughout the interior and on the exterior facade, which will attract tenants looking for San Francisco charm. Additional charm is provided by the alley garden that lines the west side of the building providing lush outlooks from the lobby and units as well as welcome relief from the City when coming and going. Financially the building is equally a great proposition with a current actual cap rate of 5.3% and GRM of 12.35! Tenant profiles are excellent with only one long-term tenant out of seven. Parking space vacant for new owner convenience.

Built in 1922

Essential Information

MLS® #

425043560



Price	\$2,998,000
Bedrooms	11
Bathrooms	0.00
Square Footage	5,194
Acres	0.04
Year Built	1922
Type	Residential Income
Sub-Type	Multi Family
Status	Active

Community Information

Address	1375 Sacramento Street
Area	SF District 8
Subdivision	Nob Hill
City	San Francisco
County	San Francisco
State	CA
Zip Code	94109

Amenities

Parking Spaces	1
Parking	Garage
# of Garages	1
View	Bay, Bridge(s), City, City Lights, Golden Gate Bridge

Interior

Heating	Electric, Heat Pump
Cooling	Heat Pump
# of Stories	4
Stories	Four

Exterior

Lot Description	None
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Additional Information

Date Listed	May 25th, 2025
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Listing Details

Listing Agent	Jennifer Rosdail
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